

RETAIL 365



**DANIEL MUELLER**

Executive Director

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Cal DRE# 01829919

AVAILABLE  
**SALE PRICE**  
**\$7,228,400.00**

**NOI \$433,704.00 PER YEAR | CAP 6.00%**

420 - 452 PARADISE RD, MODESTO, CA 95351

**Century 21**  
COMMERCIAL  
M&M AND ASSOCIATES

**M** MUELLER  
COMMERCIAL  
TEAM



# RENT ROLL

TENANT NAME	ADDRESS	SQ. FT.	\$/SF	MONTHLY BASE RENT	MONTHLY NNN	MONTHLY RENT	LEASE TERMS	OPTION TERMS
Carniceria Michoacan Market	452-A Paradise rd.	7460	0.67	\$4,998	\$6,863	\$6,863	June 1,2016-May 31, 2026	1x5 years
City Plus & More Store	452-B Paradise rd.	6377	0.57	\$5,200	n/a	\$5,200	Month to Month	Under Negotiation
B & T Beauty Salon	432 Paradise rd.	1000	1.31	\$1,310	\$250	\$1,560	June 1,2015-May 31, 2020	1x5 years
Coin-Op Laundry	420 Paradise rd.	2800	0.75	\$2,100	\$700	\$2,800	Jan '19- Jan '20	1x5 years
EZ Rock & Gifts	436 Paradise rd.	1400	1.38	\$2,030	\$350	\$2,380	Month to Month	1x5 years
Family Dollar	449 Paradise rd.	26359	0.55	\$14,583	Billed Annually	\$14,583	Aug '14 - June '24	6x5 years
Crown Castle/Metro PCS Tower	Parking Lot Use			\$1,882		\$1,882	Jul '09 - Jun '19	4x5 years- Auto Renew
T-Mobile Tower	Parking Lot Use			\$1,539		\$1,539	Aug '18- Aug '23	1x5 years- Auto Renew
B of A Parking Agreement	Parking Lot Use			\$2,500				

**Yearly Base Rent**

**\$433,704.00**

**TOTAL**

**\$36,142.00**

**6% Cap. Rate**

**\$7,228,400.00**

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# MODESTO

The city of Modesto is located in the heart of one of the largest agricultural areas in the nation the San Joaquin Valley. Modesto's central location puts you within a short drive of the ocean, mountains and some of the nation's most renowned parks. Modesto offers the diversity and facilities of a metropolitan city, but still maintains an atmosphere of old fashioned hospitality. Centrally located on Highway 99, Modesto is easily accessible throughout California.





420 - 452 PARADISE RD.  
Modesto, CA 95351

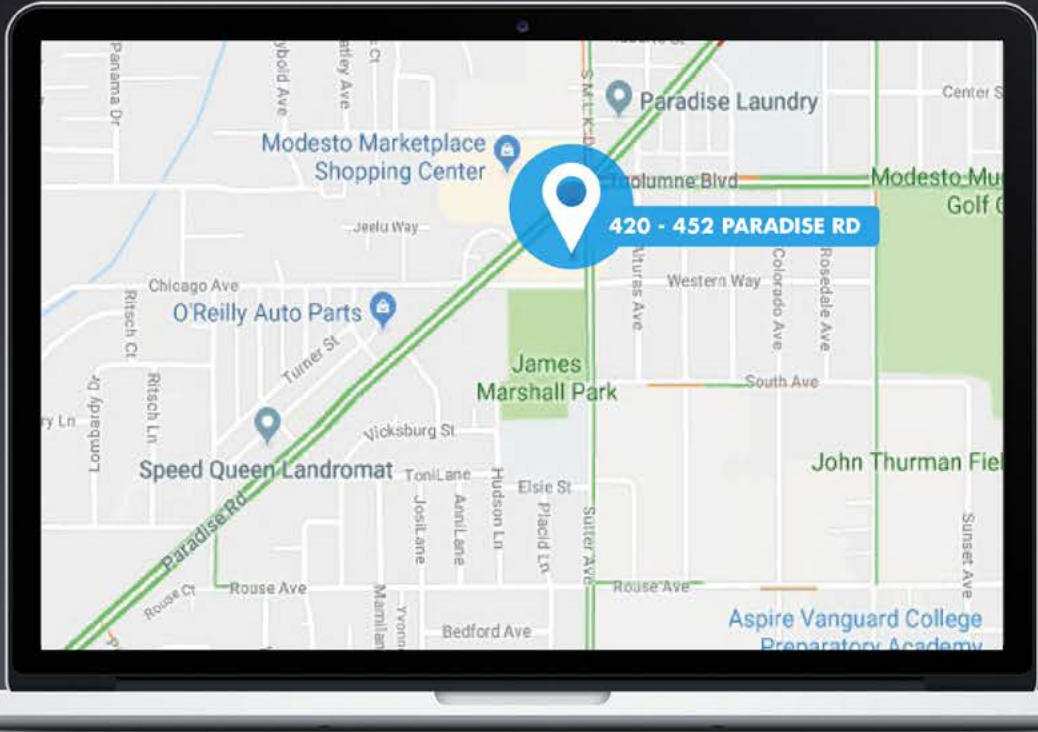
**SALE PRICE**

**\$7,228,400.00**

**NOI \$433,704.00 PER YEAR  
CAP 6.00%**

**HIGHLIGHTS**

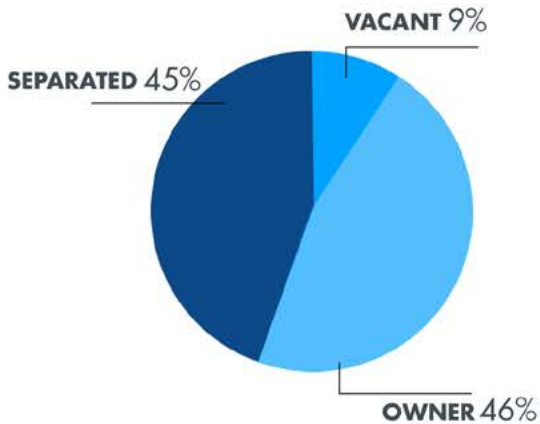
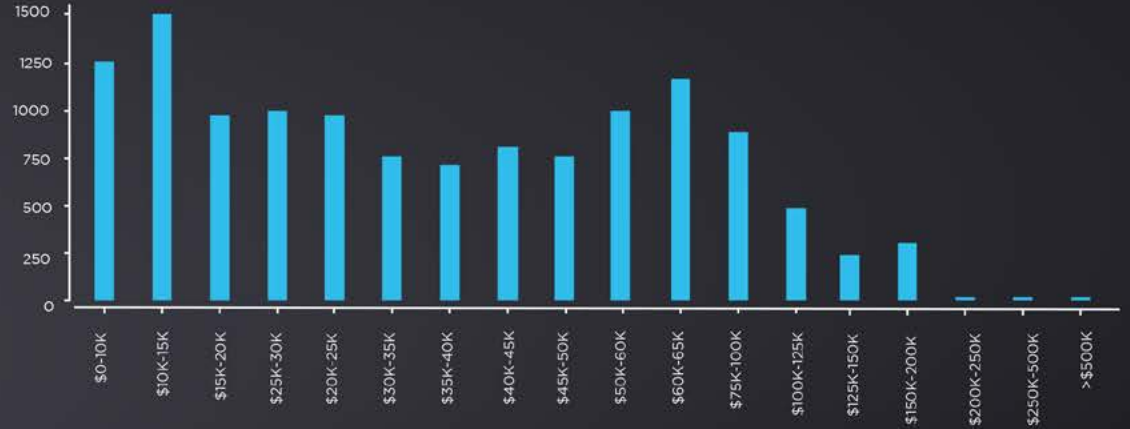
- Fully Leased Investment.
- Traffic count over +/- 14,500 on Paradise Rd & +/- 5,000 on Sutter Avenue
- Densely Populated Area with population over +/- 250,000
- Large quantity of onsite parking



## HOUSEHOLD INCOME

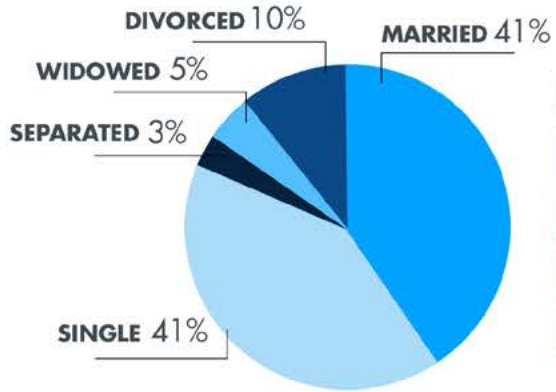
Average Household Income - **\$40,035**

Average Per Capita Income - **\$12,133**



## HOUSEHOLD

NUMBER OF HOUSEHOLDS	13,262
HOUSEHOLD SIZE	4
HOUSEHOLDS W/CHILDREN	5,783



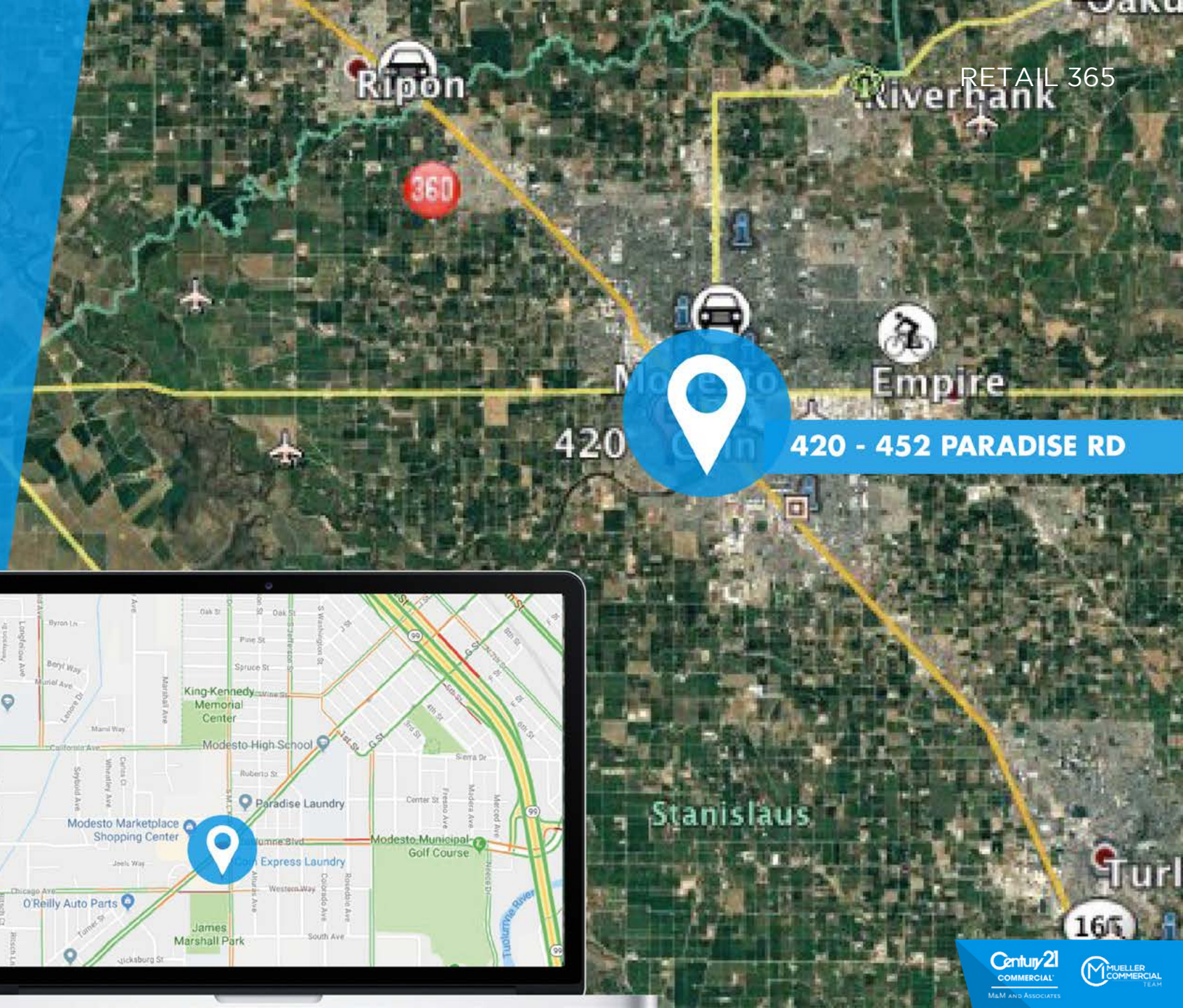
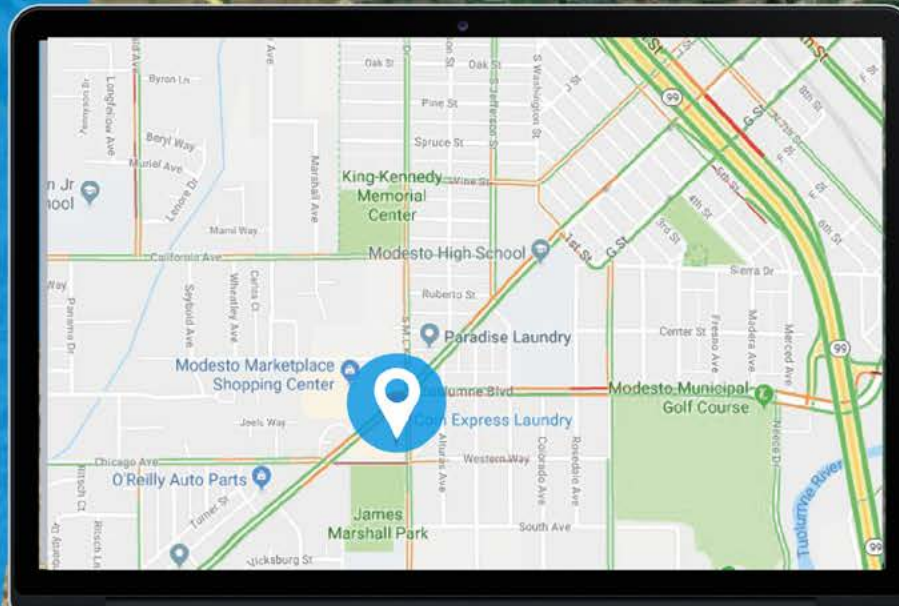
## POPULATION

ESTIMATED POPULATION	46,612
POPULATION GROWTH (SINCE 2010)	6.8%
POPULATION DENSITY	5,609
MEDIAN AGE	30.95

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# MORE HIGHLIGHTS

- Optimal Demographics for Dollar Tree and Family Dollar
- Traffic Count Over +/- 14,500 on Paradise Rd & +/- 5,000 on Sutter Ave
- Building Built in 1977 with Renovations Done Recently
- Family Dollar with 7 Years Remaining on Original Lease
- Densely Populated Area With Population Over +/- 250,000 and Over +/- 81,000 Households in 5 Mile Radius
- Property Includes a National Tenant, Two Cell Towers & Parking Lease With Bank of America
- Large Quantity of Onsite Parking
- Nearby National Tenants include Jack in the Box, Walgreens, Subway, Bank of America, O'Reilly Auto Parts, Auto Zone



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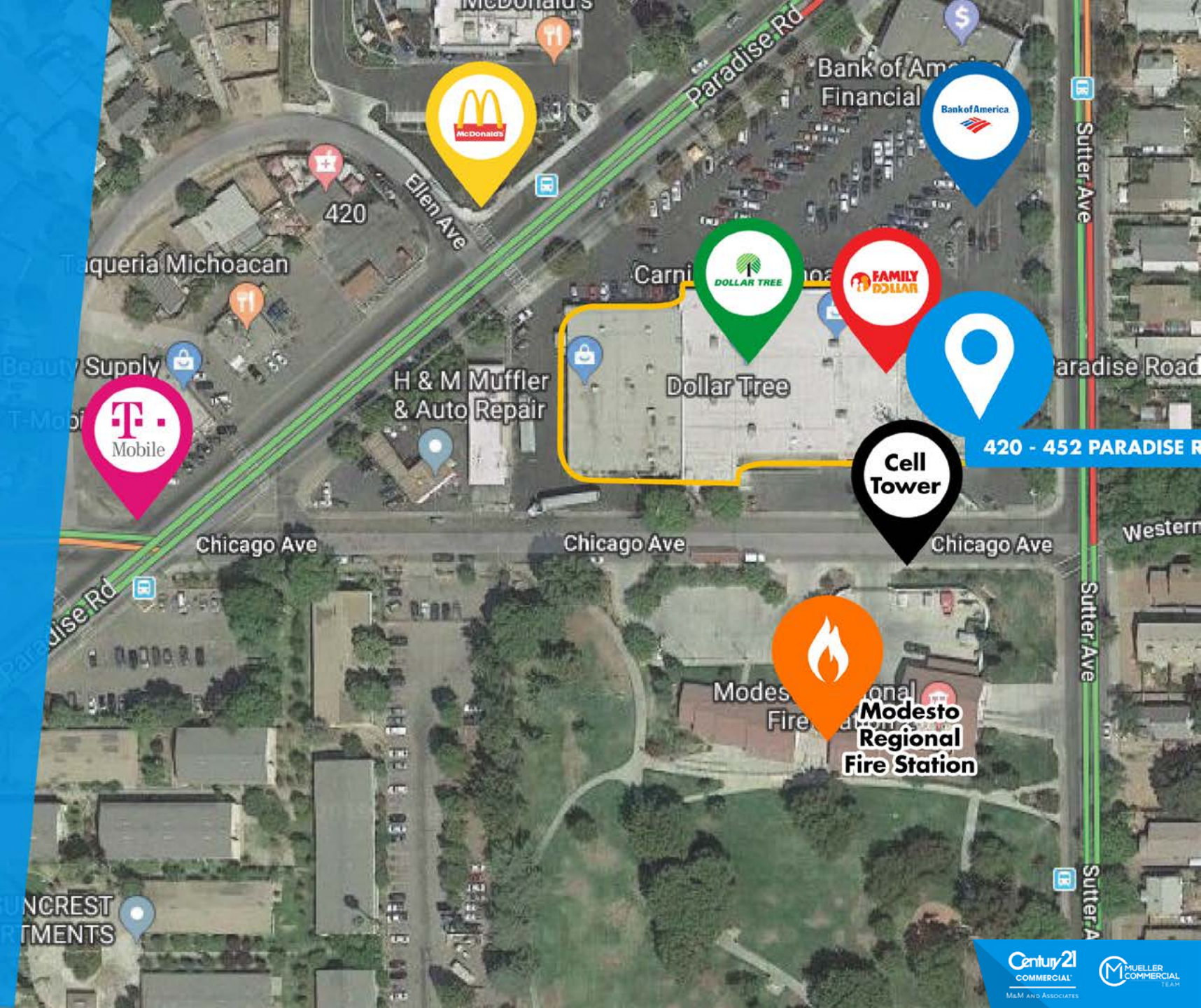
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RETAIL 365



420 - 452 PARADISE R

Cell Tower

Modesto Regional Fire Station

# SALE

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